



APPLICATION FOR DESIGN REVIEW

City of La Habra Planning Division
110 East La Habra Blvd., La Habra CA 90631
Phone: (562) 383-4100 Fax: (562) 383-4476

✓ #2383-A

Office Use Only

DR1A _____
DR2PH _____

APPLICANT

Property Owner (s) mailing address

Name ARIA BURGER KING INC.
Address 2291 TRITON WAY #123
LAGUNA HILLS, CA 92653
Phone: Home () _____
Work (714) 404-8679
() _____
E-mail SANNA.SHERE@SHEREPOOPS.COM

Person to be contacted other than the property owner

Name S.R. BRADLEY & ASSOC.
Address 440 S. MELROSE DR.
#203 VISTA, CA 92081
Phone (619) 295-4102
() _____
E-mail STEVE@SRBRADLEY.COM
Affiliation ARCHITECT

INFORMATION

Property Address: 2101 W. WHITTIER BLVD. LA HABRA, CA 90631
Legal Description of Property: _____ Tract No. _____ Lot No. 31 or Attached MAP MM01-63
LOWEL 32
Assessors Parcel Number: 017-073-31
Current Use FAST FOOD RESTAURANT Zoning C-2 COMM. COMMUNITY

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) SYED KAISER SHERE, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the application and understand that the application shall become null and void within six (6) months from the date this application is deemed incomplete as required by L.H.M.C. Section 18.08.130. In addition, I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of this request and understand that this request if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this request.

SIGNED Syed Kaiser Sheh
SIGNED _____

Subscribed and sworn to before me on this _____ day of _____ 20____

by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

For notary PIP use see attached
Signature

*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

FOR OFFICE USE ONLY

Application and Fee Received By _____ Date _____

REQUIRED FINDINGS

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as many be established at a public hearing. Granting of the request is dependent upon proof that all six conditions have been met.

1. The proposed plan is consistent with the city's general plan.
2. The proposed plan is consistent with the city's zoning ordinance.
3. The proposed plan is in the best interests of the public health, safety and welfare of the community.
4. For projects that are subject to the objective design standards set forth in Chapter 18.09, the proposed project is consistent with those standards.
5. For projects that are not subject to the objective design standards set forth in Chapter 18.09, the nature of the proposed land uses and the design is appropriate for the proposed location and compatible with the surrounding land uses and improvements.
6. The project complies with all requirements of the California Environmental Quality Act, or has been found to be exempt.

NOTICE

This application shall be accompanied by a digital copy of the design plans which include a fully dimensioned site plan, description of the property involved showing the location of all existing and proposed buildings, floor and elevation plans of all the proposed building and structures. The plans shall be drawn to a standard architectural or engineering scale [i.e. (1/4" = 1') (1/8" = 1') (1" = 20')] and shall indicate clearly with full dimensions the following information.

REQUIRED ITEMS

1. Location and design of all off street parking and circulation areas.
2. Location of the points of ingress and egress for pedestrians and vehicles.
3. Location and nature of reflective devices (lighting).
4. Location of landscape areas.
5. Location and design of all trash storage areas and related screen walls.
6. Location of all public utilities installations including poles, transformers, vaults and meters.
7. Location of all external mechanical equipment.
8. Location, height and material of all walls and fences.
9. Calculations showing the percentage of land coverage, the parking requirements and the landscape area provided.
10. Relationship of property to public streets and alleys and any required street dedications and improvements.
11. Surface drainage patterns and structures.
12. Exterior finish materials and colors.
13. Roofing materials and pitches.
14. Material Board.
15. Color elevations. 1 printed set and 1 digital set of all building elevations fully rendered in color.
16. Color photographs. 1 printed set and 1 digital set of the subject property showing the existing conditions along with any photo simulations (if applicable) of the proposed improvements.
17. Sign Plan. 1 printed set and 1 digital set of plans showing the design colors and location of all signs.
18. Landscape plan. 1 printed set and 1 digital set of a conceptual landscape plan which shows all the proposed landscape areas and materials.
19. A complete description and operational characteristics of the proposed project.
20. An environmental assessment of the proposed project in such form as approved by the director of community development along with any other environmental analysis that may be required under the provisions of the California Environmental Quality Act (CEQA).

The approval of your set of plans specification SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes, ordinances or state laws.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 31st
day of March, 2025, by Syed Kaiser
Sheep

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature